



MEYER COURT, HEAVITREE
GUIDE PRICE £140,000





Meyer Court

A rare and exciting opportunity to acquire this sunny and spacious one bedroom ground floor apartment boasting a south facing private patio with level access from the lounge/diner. This desirable apartment is located in one of Exeter's most popular McCarthy and Stone retirement developments situated close and level to Heavitree shopping centre, pleasure park and bus stop. On site residents parking and communal facilities included.

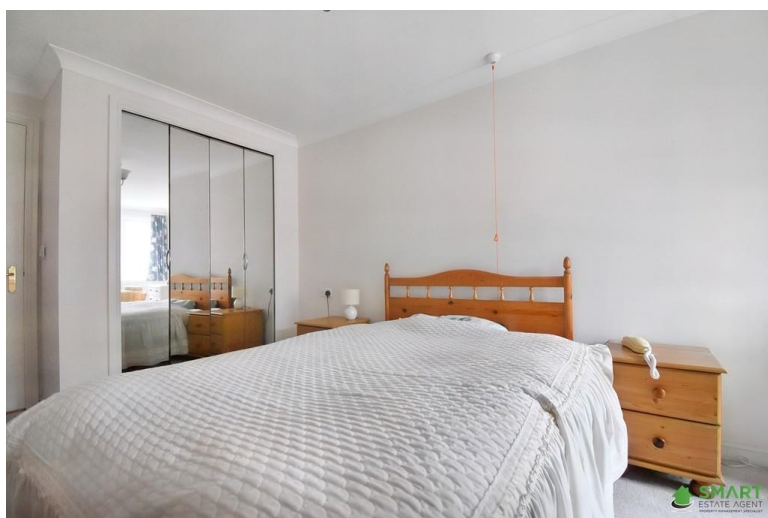
- Open Plan Lounge / Diner
- One Double Bedroom
- Ground Floor Apartment
- Residents Laundry room and Lounge
- Great Location
- Lovely Communal Gardens
- uPVC Double Glazing
- House Manager



RECEPTION HALL Tunstall pull cord. Wall mounted Tunstall control panel. Door to large walk in storage cupboard housing the PulserCoil hot water system. This large cupboard also comes with built-in shelving units and plenty of space for storage and linen. Smaller utilities cupboard with wall mounted electricity consumer unit and domestic metres.

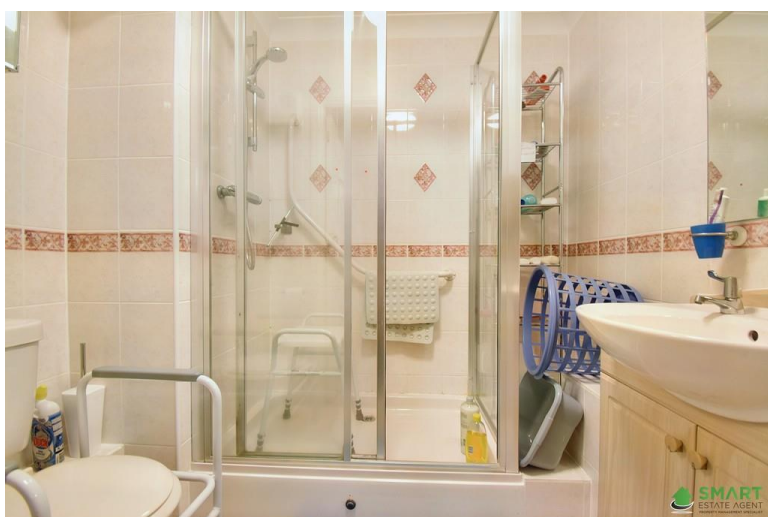


LOUNGE/DINER This large lounge/diner boasts a beautifully bright and sunny aspect with a large uPVC double glazed patio door onto a private patio area with pleasant outlook across the communal grounds and surrounding neighbourhood. Electric fan assisted fire set within stone effect fireplace surrounds. Television point. TV point. Night storage heater. Tunstall pull cord. Double glass panelled doors to...



KITCHEN A modern, bright and well appointed kitchen fitted with a range of wood effect base and wall cupboard units with granite effect rolled edge work surface areas and tile splashback over. Single drainer stainless steel sink unit with mixer tap. Built-in appliances include an eye level oven, a four ring electric hob with matching extractor unit over and space for a fridge freezer. UPVC double glazed window over sink area with pleasant outlook across the communal grounds and surrounding neighbourhood.

BEDROOM A good sized double bedroom featuring built in mirrored bi-fold door double wardrobes. Tunstall pull cord. Night storage heater. Telephone point. This room, like the lounge/diner and kitchen, enjoys a beautifully sunny aspect and is adorned with light throughout the majority of the day. UPVC double glazed window with pleasant outlook across the communal gardens and surrounding neighbourhood.



SHOWER ROOM A well appointed bathroom featuring a white three-piece suite. Close coupled WC. Vanity wash hand basin unit with built-in storage cupboard below. Wall mounted mirror with light and shaver socket over. Heated towel rail. Double shower enclosure with wall mounted shower unit, hand grab rails, and fold down Mira shower seat. Extractor fan. Wall mounted electric fan heater. Fully tiled walls.



OUTSIDE This ground floor apartment is positioned in a beautifully sunny south-facing aspect with its own private patio area nestled in a 'sun trap' corner position of the development, away from the main road hustle and bustle. This patio area is accessed via a uPVC double-glazed door providing level access from the lounge/diner.

SERVICE CHARGES For the year commencing 2022 the annual service charge is approximately £2,355.40 and the ground rent is £395.00. This also covers all building insurance and water.

COMMUNAL EVENTS If you wish to partake, they do many social events for the owners. Things such as Coffee mornings, Fish & chip evenings and even Yoga.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

